



22 MARKET AVENUE

Weston-Super-Mare, BS22 7RB

Price £529,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Mayfair Town & Country are thrilled to bring to the market this stunning four/five bedroom detached house built by Meadow Mead homes. Located at the end of a private drive in popular St. Georges, this deceptive house stands proudly on a private and secure plot with a double garage and large rear garden. Updated by the current owners, the downstairs boasts a large entrance hallway, downstairs cloakroom, fifth bedroom/study, large kitchen, dining/reception room with bay window, front to back lounge with added feature log burner and conservatory. Upstairs enjoys four double bedrooms with en-suite to master and stunning refitted four piece family bathroom. Externally the property enjoys a generous rear garden, double garage and driveway. Conveniently positioned with easy access to primary and secondary schools, along with transport links including the M5 and Worle train station. In this estate agents opinion, one of the best designed family homes built in the area.

## Situation

- 0.50 miles – Junction 21, M5
  - 0.14 miles – Priory Secondary School
  - 0.54 miles – Worle Parkway Train Station
  - 0.08 miles – St. Georges Church Primary School
- Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Tax Band: E  
 Tenure: Freehold  
 EPC Rating: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# PROPERTY DESCRIPTION

## Entrance Hallway

Access via uPVC front door, uPVC double glazed window to front, stairs rising to the first floor landing, updated tiled flooring, radiator, archways and doors to;

## Downstairs Cloakroom

4'9" × 2'11" (1.45 × 0.89)

uPVC double glazed window to front, two piece suite comprising low level WC and wash hand basin with tiled splash back and flooring, radiator.

## Lounge

19'2" × 11'5" (5.84 × 3.48)

uPVC double glazed bay window to front, added feature log burner, updated carpet flooring and radiator.

## Conservatory

11'0" × 12'0" (3.35 × 3.66)

A fantastic addition to the home. French doors leading to the garden and double glazed doors back to the lounge, glazed roof and updated tiled flooring.

## Dining/Reception Room

10'8" × 8'0" (3.25 × 2.44)

uPVC double glazed bay window to rear, updated carpet and radiator.

## Kitchen/Utility

18'8" × 10'0" (5.69 × 3.05)

uPVC double glazed window to rear, the spacious kitchen is fitted with a range of matching wall and base level units with complementary worktop space over and tile surround, inset one and half stainless steel sink with adjacent drainer and mixer tap over, four ring gas hob with extractor over, integrated fridge/freezer and dishwasher with wall mounted and concealed gas central heating combination boiler. An extension of the kitchen, the utility area boasts additional matching storage for the kitchen with space and

plumbing for washing machine and tumble dryer. The room is finished with tiled flooring, downlights and a side courtesy door to the garden.

## Bedroom Five/Study

10'10" × 8'3" (3.30 × 2.51)

uPVC double glazed window to side, updated flooring and radiator. A versatile room which is currently used as an additional double bedroom but could also be utilised as a study or additional reception room.

## Landing

A sizable space which could be an additional study area with uPVC double glazed window to front, loft access, radiator, airing cupboard housing the hot water tank and storage, updated flooring and doors to;

## Master bedroom

10'9" × 13'3" (3.28 × 4.04)

uPVC double glazed to rear, ample built-in storage, radiator and door to;

## En-suite

3'9" × 7'7" (1.14 × 2.31)

Obscure uPVC double glazed window to side, three-piece white suite comprising low level WC, hand wash basin with taps over and tiled surround, large shower cubicle with shower over and tiled surround, tiled flooring and radiator.

## Bedroom Two

10'9" × 13'8" max (3.28 × 4.19 max)

uPVC double glazed window to front and radiator.

## Bedroom Three

8'3" × 11'5" (2.51 × 3.48)

uPVC double glazed window to front and radiator.

# PROPERTY DESCRIPTION

## Bedroom Four

8'7" × 10'3" (2.62 × 3.12)

uPVC double glazed window to rear and radiator.

## Refitted Four Piece Bathroom

10'2" × 7'1" (3.10m × 2.16m)

Obscure uPVC double glazed window to rear, refitted four-piece white suite comprising comprising a stunning oval bath with central taps, and tiled surround with recess shelves, low level WC, hand wash basin set into storage drawer vanity unit with tiled surround, shower cubicle with rainfall mains shower and separate handheld showerhead attachment, towel radiator, tiled flooring, downlights, shaver point and extractor.

## Rear Garden

A generous size, the rear garden boasts a south/westerly facing aspect with mature trees and shrubs, outside tap, good size entertaining patio area, large lawn area, courtesy doors to the kitchen, garden office\*, double garage and gate to the of the property.

## \*Garden Office

6'8" × 4'6" (2.03m × 1.37m)

Power and lighting, insulated and carpeted. The garden office is negotiable with the sale of the property.

## Double Garage & Parking

16'5" × 17'6" (5.00 × 5.33)

Shared driveway providing parking and leading to double garage with two up and over doors, power and lighting with courtesy door to the garden.

## Heating System

Serviced Worcester Bosch boiler installed just two years ago with Hive heating.

## Material Information

We have been advised the following:

Gas- Mains

Electricity- Mains

Water and Sewerage- Bristol and Wessex Water

Broadband- For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

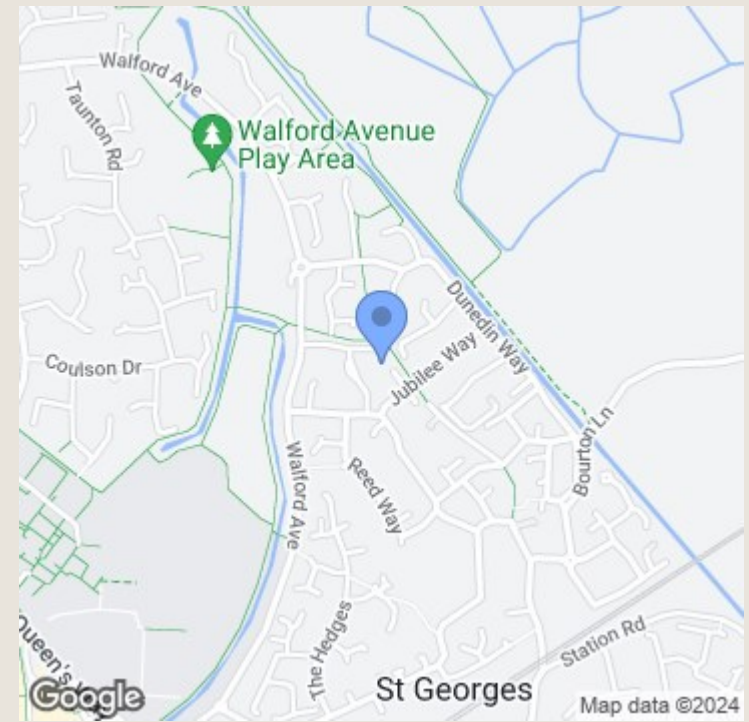
Mobile Signal- No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk- Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).









TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01934 515153

worle@mayfairproperties.net

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans - All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

